104.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	673,100 / 673,100
					USE VALUE:	673,100 / 673,100
					ASSESSED:	673,100 / 673,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
314		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARGOLIUS JESSE & ERIN
Owner 2:	
Owner 3:	
Street 1:	314 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PANDIT ARATIA -
Owner 2:	DEVAL MEGHASHYAM V -
Street 1:	314 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,610 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 2109 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6610.000	240,300		432,800	673,100
Total Card	0.152	240,300		432,800	673,100
Total Parcel	0.152	240,300		432,800	673,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.23 | /Parcel: 319.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67046
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!8281!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,200	0	6,610.	432,800	673,000	673,000	Year End Roll	12/18/2019
2019	101	FV	213,000	0	6,610.	432,800	645,800	645,800	Year End Roll	1/3/2019
2018	101	FV	213,000	0	6,610.	371,000	584,000	584,000	Year End Roll	12/20/2017
2017	101	FV	213,000	0	6,610.	346,200	559,200	559,200	Year End Roll	1/3/2017
2016	101	FV	213,000	0	6,610.	296,800	509,800	509,800	Year End	1/4/2016
2015	101	FV	211,900	0	6,610.	265,900	477,800	477,800	Year End Roll	12/11/2014
2014	101	FV	211,900	0	6,610.	246,100	458,000	458,000	Year End Roll	12/16/2013
2013	101	FV	211,900	0	6,610.	234,600	446,500	446,500		12/13/2012

PRINT

Date	Time
12/10/20	22:51:38

LAST REV

Date	Time
07/25/19	10:27:14
apro	
8281	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANDIT ARATIA,	1435-86		6/4/2013		515,000	No	No		
SALAZAR FERNAND	1285-175		6/14/2004		465,000	No	No		
FRIEDMAN EDWARD	1156-22		5/29/1996		222,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2012	1275	Manual	1,762	C				
3/26/1998	171	Redo Bas	29,000					REMODEL BSMT-ADD B
12/20/1993	619		25,000					14X17 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	163	PATRIOT
10/2/2004	MLS	MM	Mary M
12/2/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6610		Sq. Ft.	Site		0	70.	0.94	4									432,810						432,800	

Total AC/HA:	0.15174	Total SF/SM:	6610	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	432,810	Spl Credit		Total:	432,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01989806
Adj $ / SQ:	130.802
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326466
Depreciation:	86187
Depreciated Total:	240279

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

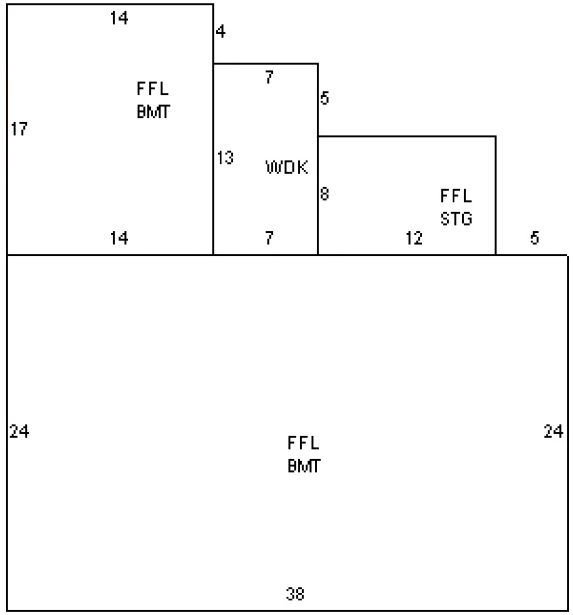
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	130.80
Special Features:	0	Val/Su Net:	93.03
Final Total:	240300	Val/Su SzAd	192.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,246	130.800	162,979
BMT	Basement	1,150	63.230	72,710
STG	Storage	96	8.240	791
WDK	Deck	91	16.320	1,485

Net Sketched Area:	2,583	Total:	237,965
Size Ad	1246	Gross Are	2583	FinArea	2109
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

104.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc